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BOARD OF ZONING ADJUSTMENTS

Draft Agenda

August 11, 2014

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **August 21, 2014**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1340 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments.

A. Call to Order and Roll Call, Adoption of Minutes and Reading of Hearing Rules

B. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 1 – Docket Number: 016-14

Applicant or Agent: Melanie M. Tompkins, Justin Schmidt
Property Location: 217-219 Bourbon Street **Zip:** 70112
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Dauphine St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 68
Proposed Use: T-Shirt Shop **Lot Number:** 5

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08814-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 2 – Docket Number: 017-14

Applicant or Agent: 220-222 Bourbon Street LLC, Justin Schmidt
Property Location: 220-222 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 65
Proposed Use: T-Shirt Shop **Lot Number:** 11

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08811-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 3 – Docket Number: 018-14

Applicant or Agent: Sadiq H. Kahn, Justin Schmidt
Property Location: 1019 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines St.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08169-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 4 – Docket Number: 019-14

Applicant or Agent: Rahim Rashkbar, Justin Schmidt
Property Location: 1015-1017 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08173-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 5 – Docket Number: 020-14

Applicant or Agent: Bill C. Colacurcio Jr. AKA William Colacurcio Jr., Justin Schmidt
Property Location: 1007 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08178-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 6 – Docket Number: 021-14

Applicant or Agent: 526-526 1/2 Bourbon Street LLC, Justin Schmidt
Property Location: 526 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., St. Louis St., Toulouse St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 62
Proposed Use: T-Shirt Shop **Lot Number:** 17

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08868-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 7 – Docket Number: 022-14

Applicant or Agent: Sa Mintz, LLC, Justin Schmidt
Property Location: 434 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Conti St., St. Louis St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 63
Proposed Use: T-Shirt Shop **Lot Number:** 12

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08861-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.



ITEM 8 – Docket Number: 024-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 609 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the Complaint 13-04858-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 9 – Docket Number: 025-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 611 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the Complaint 13-04859-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.



ITEM 10 – Docket Number: 051-14

Applicant or Agent: R S S Enterprises Inc., Michael Tifft
Property Location: 131 Royal Street **Zip:** 70130
Bounding Streets: Royal St., Iberville St., Canal St., & Bourbon St.
Zoning District: CBD-3 Central Business District
Historic District: Canal Street **Planning District:** 1a
Existing Use: T-Shirt Shop **Square Number:** 66
Proposed Use: T-Shirt Shop **Lot Number:** 3 & 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09884-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 6, Section 6.4.3 of the Comprehensive Zoning Ordinance.



ITEM 11 – Docket Number: 052-14

Applicant or Agent: Sadiq H. Kahn, Justin Schmidt
Property Location: 19-21 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS-1 Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09644-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.



ITEM 12 – Docket Number: 053-14

Applicant or Agent: Decatur Street Group, LLC, Justin Schmidt
Property Location: 47 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 37

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09641-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.



C. BZA Dockets – New Business

ITEM 13 – Docket Number: 149-14

Applicant or Agent: Charles T. Anderson
Property Location: 1308 Nashville Avenue **Zip:** 70115
Bounding Streets: Nashville Ave., Pitt St., Eleonore St., & Prytania St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 48
Proposed Use: Single-Family Residence **Lot Number:** 7
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure within three (3') feet of the interior side property line.

Requested Waiver:

Section 15.5.12(1) – Accessory Structures (Side Yards)

Required: 3' Provided: 0' Waiver: 3'



ITEM 14 – Docket Number: 150-14

Applicant or Agent: Benjamin J. Waring, Kathleen Waring, Brian Gille
Property Location: 1205 State Street **Zip:** 70115
Bounding Streets: State St., Perrier St., Eleonore St., & Prytania St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 24, 46
Proposed Use: Single-Family Residence **Lot Number:** 1
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an attached accessory building (breezeway) within the required corner lot side yard area and with excessive height.

Requested Waivers:

Section 15.5.12(3) – Accessory Buildings (Corner Lots)

Required: 10' Proposed: 0' Waiver: 10'

Section 15.5.12(3) – Accessory Buildings (Height)

Required: 14' Proposed: 16' Waiver: 2'



ITEM 15 – Docket Number: 151-14

Applicant or Agent: Roberto Tammetta, Alvin Jackson
Property Location: 1321-1323 Spain Street **Zip:** 70117
Bounding Streets: Spain St., N. Villere St., Urquhart St., & St. Roch Ave.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Two-Family Residence **Square Number:** 515
Proposed Use: Two-Family Residence **Lot Number:** 5
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area, insufficient minimum lot width, two (2) parking spaces in the front yard, and excessive paving of the required front yard area.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Provided: 3,393 sq. ft. Waiver: 207 sq. ft.

Section 4.6.7 (Table 4.F) - Minimum Lot Width (Two-Family)

Required: 30' Provided: 29' Waiver: 1'

Section 15.2.3– Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Proposed: 100% Waiver: 60%



ITEM 16 – Docket Number: 152-14

Applicant or Agent: BNB LLC
Property Location: 1015 Amelia Street **Zip:** 70115
Bounding Streets: Amelia St., Magazine St., Constance St., & Antonine St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 211
Proposed Use: Single-Family Residence **Lot Number:**
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard and insufficient off-street parking.

Requested Waivers:

Section 4.9.7 (Table 4.I) – Minimum Depth of Rear Yard

Required: 15' Provided: 8' 7" Waiver: 6' 5"

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space



ITEM 17 – Docket Number: 153-14

Applicant or Agent: Jerry Kelly, Jr.
Property Location: 2533-2535 Calhoun Street **Zip:** 70118
Bounding Streets: Calhoun St., Delord St., Willow St., & Palmer Ave.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 117
Proposed Use: Two-Family Residence **Lot Number:** B
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E).

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area and minimum lot width.

Requested Waivers:

Section 4.5.7 (Table 4.E) - Minimum Lot Area (Two-Family)

Required: 5,000 sq. ft. Provided: 3,066 sq. ft. Waiver: 1,934 sq. ft.

Section 4.5.7 (Table 4.E) - Minimum Lot Width (Two-Family)

Required: 50' Provided: 29.5' Waiver: 20.5'



ITEM 18 – Docket Number: 154-14

Applicant or Agent: Timothy C. Baker
Property Location: 3000-3002 Banks Street, 405 South Gayoso Street **Zip:** 70119
Bounding Streets: Banks St., S. Gayoso St., S. Salcedo St., & Baudin St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** 635
Proposed Use: Two-Family Residence **Lot Number:** 22 & PT 21
Project Planner: Rachel Mays (rlmays@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area.

Requested Waiver:

Section 4.6.7 (Table 4.F) - Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Provided: 3,144 sq. ft. Waiver: 456 sq. ft.



ITEM 19 – Docket Number: 155-14

Applicant or Agent: Candince McMillian
Property Location: 2709-2711 Dryades Street **Zip:** 70113
Bounding Streets: Dryades St., Fourth St., Washington Ave., & Danneel St.
Zoning District: RM-4 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 275
Proposed Use: Two-Family Residence **Lot Number:** C
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 0 Spaces Waiver: 2 Spaces



ITEM 20 – Docket Number: 156-14

Applicant or Agent: Kristin Samuelson
Property Location: 3806 Octavia Street **Zip:** 70125
Bounding Streets: Octavia St., Hewes St., Nashville Ave., & Fontainebleau Dr.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 117
Proposed Use: Two-Family Residence **Lot Number:** 2
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot width and insufficient off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.E) - Minimum Lot Width (Two-Family)

Required: 50' Provided: 45' Waiver: 5'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 21 – Docket Number: 157-14

Applicant or Agent: John J. Meyers, III
Property Location: 7216 Freret Street **Zip:** 70118
Bounding Streets: Freret St., Pine St., Broadway St., & Burthe St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 82
Proposed Use: Single-Family Residence **Lot Number:** 10
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.9(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a carport in the required side yard area with less than three feet (3') provided between the carport and interior lot line and with a projection more than two feet (2') from the side lot line. (AFTER THE FACT)

Requested Waivers:

Section 15.5.9(4) - Side Yards (Carports)

Required: 3' Provided: 0' Waiver: 3'

Section 15.5.9(4) - Side Yards (Carports)

Required: 2' Provided: 0' Waiver: 2'



ITEM 22 – Docket Number: 158-14

Applicant or Agent: George B. Christen, Jr.
Property Location: 447 Elmira Avenue **Zip:** 70114
Bounding Streets: Elmira Ave., Bellville St., Eliza St., & Alix St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Algiers Point Local Historic District **Planning District:** 12
Existing Use: Two-Family Residence **Square Number:** 79
Proposed Use: Two-Family Residence **Lot Number:** 15
Project Planner: Nicholas Kindel (xxxxx)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area.

Requested Waiver:

Section 15.5.12(2) – Accessory Structures (Coverage)

Required: 40% Provided: 68% Waiver: 28%



ITEM 23 – Docket Number: 159-14

Applicant or Agent: Brian Freese, Michele Freese
Property Location: 6450 Fleur De Lis Drive **Zip:** 70124
Bounding Streets: Fleur De Lis Dr., Tacoma St., Center St., & 33rd St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 02
Proposed Use: Single-Family Residence **Lot Number:** 3, 4 & 5
Project Planner: Derek I Scheerer (disheerer@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9.A, Section 9A.1.8(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with a front-facing garage located within five feet (5') of the facade of the building.

Requested Waiver:

Section 9A.1.8(4) – Special Parking and Driveway Requirements

Required: 5' Provided: 0' Waiver: 5'



ITEM 24 – Docket Number: 160-14

Applicant or Agent: El-Jaouhari LLC, Walter Antin
Property Location: 210 Decatur Street **Zip:** 70130
Bounding Streets: Decatur St., Clinton St., Bienville St., & Iberville St.
Zoning District: VCE-1 Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Mixed-Use **Square Number:** 7
Proposed Use: Mixed-Use **Lot Number:** 23
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing mixed-use building and the construction of eight (8) dwelling units with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Section 8.8.8 (Table 8.G) – Minimum Lot Area per Dwelling Unit (8 Dwelling Units)

Required: 4,800 sq. ft. Provided: 2,424 sq. ft. Waiver: 2,376 sq. ft.



ITEM 25 – Docket Number: 161-14

Applicant or Agent: Sophie M. Ashley
Property Location: 2521 North Derbigny Street **Zip:** 70117
Bounding Streets: N. Derbigny St., Painters St., N. Roman St., & Arts St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Two-Family Residence **Square Number:** 780
Proposed Use: Two-Family Residence **Lot Number:** 26 & 27
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit excessive paving of the required front yard area. (AFTER THE FACT)

Requested Waiver:

Section 15.6.6 - Limitation on Pavement of Required Yard Areas

Required: ≤ 40% Provided: 54% Waiver: 14%



ITEM 26 – Docket Number: 162-14

Applicant or Agent: 1800 OCH LLC
Property Location: 1800 Oretha Castle Haley Boulevard **Zip:** 70113
Bounding Streets: Oretha Castle Haley Blvd., Felicity St., St. Andrew St., & Baronne St.
Zoning District: C-1 General Commercial District
Historic District: N/A **Planning District:** 2
Existing Use: Child Care Center **Square Number:** 267
Proposed Use: Restaurant **Lot Number:** 9
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion and renovation of an existing child care center to a restaurant with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 26 Spaces Provided: 0 Spaces (9 Grandfathered) Waiver: 15 Spaces



ITEM 27 – Docket Number: 163-14

Applicant or Agent: Hussein Alayyan
Property Location: 700 South Rampart Street **Zip:** 70113
Bounding Streets: S. Rampart St., Girod St., O’Keefe St., & Julia St.
Zoning District: CBD-5 Central Business District
Historic District: N/A **Planning District:** 1a
Existing Use: Parking Lot **Square Number:** 274
Proposed Use: Mixed-Use (Retail/Residential) **Lot Number:** 16, 17, 8, 10, 11,
Project Planner: Derek I Scheerer (disheerer@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a mixed-use (retail/residential) building with insufficient off-street loading.

Requested Waiver:

Section 15.3.1 (Table 15.G) - Off-Street Loading

Required: 3 Spaces Provided: 1 Space Waiver: 2 Spaces



ITEM 28 – Docket Number: 164-14

Applicant or Agent: 3828 General Taylor LLC, Camden O’Toule
Property Location: 1012 Valence Street **Zip:** 70115
Bounding Streets: Valence St., Camp St., Chestnut St., & Bordeaux St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 258
Proposed Use: Single-Family Residence **Lot Number:** 10
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with parking in the required front yard area.

Requested Waiver:

Section 15.2.3 - Parking in the Front Yard

Required: 0 Spaces Proposed: 1 Space Waiver: 1 Space



ITEM 29– Docket Number: 165-14

Applicant or Agent: Jeffery Treffinger
Property Location: 617 Piety Street **Zip:** 70117
Bounding Streets: Piety St., Royal St., Chartres St., & Desire St.
Zoning District: LI Light Industrial District
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Restaurant **Square Number:** 139
Proposed Use: Restaurant **Lot Number:** M-1 & N-1
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the expansion of an existing restaurant with insufficient off-street parking. (AFTER THE FACT)

Requested Waiver:

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 5 Spaces Provided: 0 Spaces Waiver: 5 Spaces



ITEM 30 – Docket Number: 166-14

Applicant or Agent: Charlotte Thrope, City Of New Orleans
Property Location: 2761 Gravier Street **Zip:** 70119
Bounding Streets: Gravier St., S. White St., S. Broad St., & Tulane Ave.
Zoning District: RO General Office District
Historic District: N/A **Planning District:** 4
Existing Use: Parking Lot **Square Number:** 602
Proposed Use: Crime Laboratory **Lot Number:** N/A
Project Planner: Dubravka Gilic(dgilic@nola.gov), Rachel Mays (rlmays@nola.gov)

Request Citation: This request is for variances from the provisions of Article 5, Section 5.2.7 (Table 5.B), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a crime laboratory with insufficient minimum depth of front yard and insufficient off-street parking.

Requested Waivers:

Section 5.2.7 (Table 5.B) - Minimum Depth of Front Yard

Required: 20' Provided: 14'-2" Waiver: 5'-10"

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 33 Spaces Provided: 8 Spaces Waiver: 25 Spaces



ITEM 31 – Docket Number: 167-14

Applicant or Agent: Mark Brink
Property Location: 1011 St. Roch Avenue **Zip:** 70117
Bounding Streets: St. Roch Ave., N. Rampart St., Music St., & St. Claude Ave.
Zoning District: HMR-3 Historic Marigny/Tremé Residential District
Historic District: Faubourg Marigny Local Historic District **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 369
Proposed Use: Single-Family Residence **Lot Number:** 3-A
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for variances from the provisions of Article 9, Section 9.3.7 (Table 9.C) and Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient width of side yard, insufficient depth of rear yard, and an accessory structure within three (3') feet of the rear property line.

Requested Waivers:

Section 9.3.7 (Table 9.C) – Minimum Width of Side Yard

Required: 3' Provided: 6" Waiver: 2'-6"

Section 9.3.7 (Table 9.C) – Minimum Depth of Rear Yard

Required: 20' Provided: 16' Waiver: 4'

Section 15.5.12(2) – Accessory Structures - Rear Yards

Required: 3' Provided: 1' Waiver: 2'



D. Consideration – Proposed Amendments to the Board of Zoning Adjustments Rules, Policies and Procedures

E. Adjournment